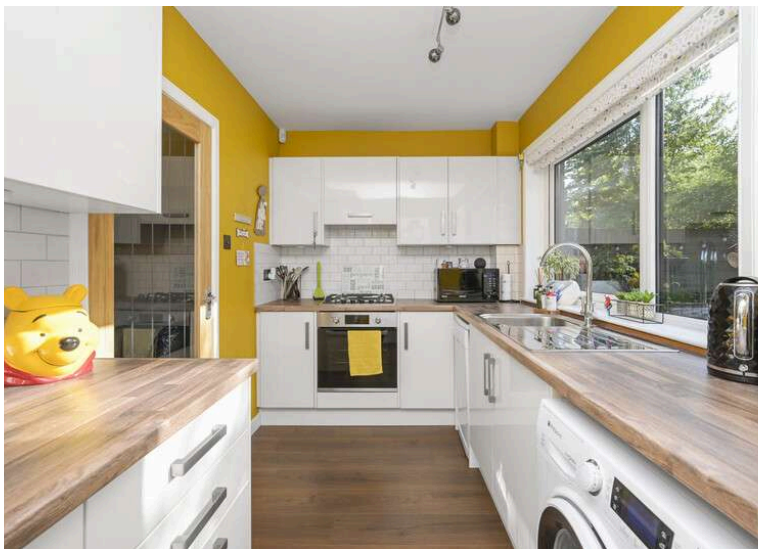




18a, Wester Bankton, Livingston EH54 9DX

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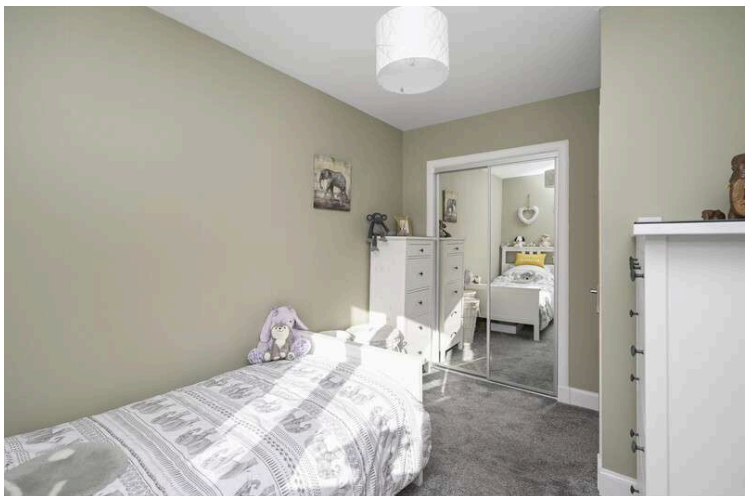




A fabulous opportunity for the first time buyer and families alike, McDougall McQueen are delighted to present to the market this bright and spacious, attractive terraced villa with private gardens and a driveway set within an established modern development in the popular Muirieston district of Livingston close to excellent day to day amenities, schooling and transport links, Livingston South Railway Station is also within walking distance. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Living/dining front facing with a useful understairs cupboard.
- Modern well equipped kitchen with a range of wall and base units along with integrated appliances, door allows direct access to the rear garden.
- Staircase to the upper level, hatch to the partially floored attic accessed via a fitted ramsay ladder.
- Front facing double bedroom with built in wardrobe storage.
- Double bedroom rear facing with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin with vanity storage, bath with shower over, ladder towel radiator.
- Gas central heating (boiler installed 2018).
- Fully enclosed rear garden with decking area and artificial grass and garden shed, gate accesses to the rear pathway.
- Mono blocked driveway to the front.
- Outside storage where the boiler is housed.





## Location

Wester Bankton forms part of the sought after Murieston district of the thriving town of Livingston, ideally situated for commuting to Edinburgh, Glasgow and surrounding towns and villages. There are excellent motorway and main line rail links with Livingston North Railway Station within easy reach of the property and Livingston South Railway Station within walking distance. The town itself has an excellent range of shopping and leisure facilities. There is a large indoor mall at Almondvale which plays host to lots of High Street names and incorporates a popular designer outlet. All the larger supermarkets are represented, either within the mall itself or within the adjoining retail park. There are also numerous eateries within the immediate vicinity. Leisure options range from sports to the arts. A theatre, a multi-screen cinema, a leisure pool, several sports centres, golf courses and a country park/nature reserve are to name but a few. Education is well served with both primary and high schools provided locally.

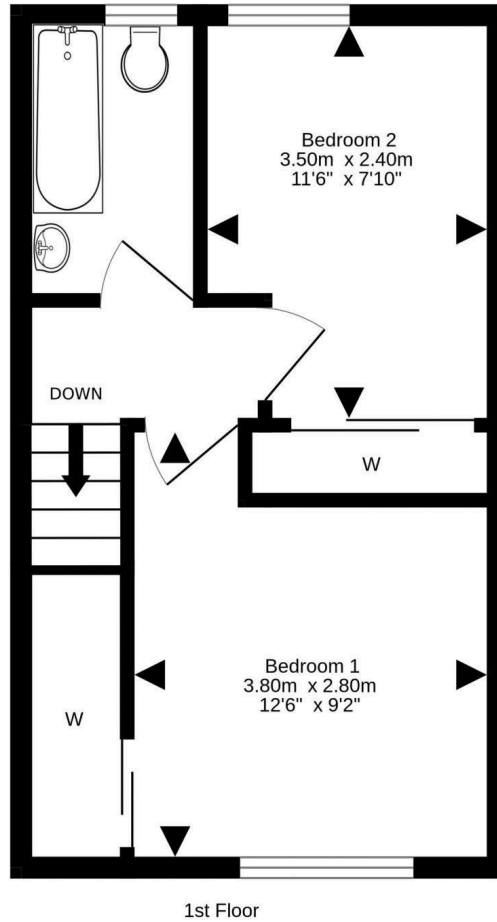
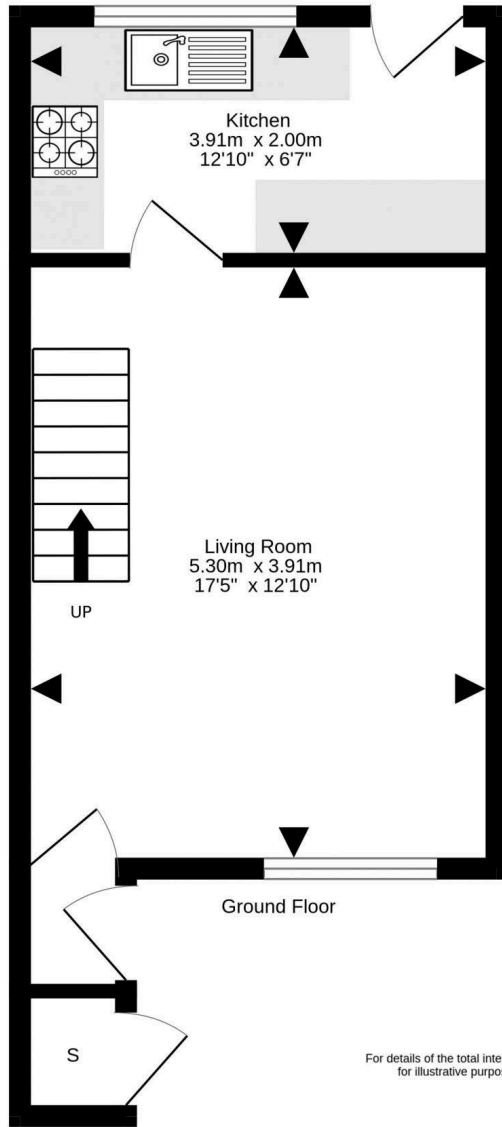
## Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included.

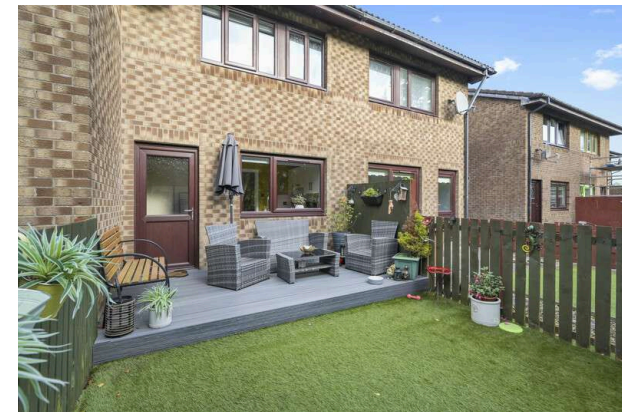
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

## EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

